184.0	0007	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	709,400 / 709,400
					USE VALUE:	709,400 / 709,400
					ASSESSED:	709,400 / 709,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		CAMPBELL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHAMPAGNE TARA M
Owner 2:	
Owner 3:	
Street 1:	2 CAMPBELL RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CHAMPAGNE MATTHEW/TARA -
Owner 2:	-
Street 1:	2 CAMPBELL RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .16 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1956, having primarily Wood Shingle Exterior and 1747 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6957.000	269,300		440,100	709,400
Total Card	0.160	269,300		440,100	709,400
Total Parcel	0.160	269,300		440,100	709,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 406.07 /Parcel: 406.07

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 123985

GIS Ref

GIS Ref

Insp Date 07/10/18

!14328!

PREVIOUS ASSESSMENT

Parcel ID 184.0-0007-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	269,300	0	6,957.	440,100	709,400		Year end	12/23/2021
2021	101	FV	259,700	0	6,957.	440,100	699,800		Year End Roll	12/10/2020
2020	101	FV	259,800	0	6,957.	440,100	699,900	699,900	Year End Roll	12/18/2019
2019	101	FV	269,000	0	6,957.	440,100	709,100	709,100	Year End Roll	1/3/2019
2018	101	FV	268,500	0	6,957.	370,900	639,400	639,400	Year End Roll	12/20/2017
2017	101	FV	268,500	0	6,957.	339,500	608,000	608,000	Year End Roll	1/3/2017
2016	101	FV	268,500	0	6,957.	289,200	557,700	557,700	Year End	1/4/2016
2015	101	FV	223,800	0	6,957.	251,500	475,300	475,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:47:27

LAST REV

Date	Time
06/10/19	09:36:32
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14328

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHAMPAGNE MATTH	72660-548	1	5/28/2019	Estate/Div	1	No	No		
CRAFTS GEORGE W	52002-364		12/22/2008		445,000	No	No		
	10542-224		6/1/1964			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/5/2009	79	Redo Kit	35,000					

ACTIVITY INFORMATION

Date	Result	By	Name
7/10/2018	Meas/Inspect	BS	Barbara S
12/1/2008	Measured	345	PATRIOT
12/29/1999	Meas/Inspect	263	PATRIOT
7/19/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	123985
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6957		Sq. Ft.	Site		0	70.	0.90	7									440,098						440,100	

Total AC/HA:	0.15971	Total SF/SM:	6957	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	440,098	Spl Credit		Total:	440,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	2	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99742496
Adj $ / SQ:	134.652
Other Features:	90613
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	330825
Depreciation:	61533
Depreciated Total:	269292

COMMENTS

HOUSE JUST SOLD IN DEC 08.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

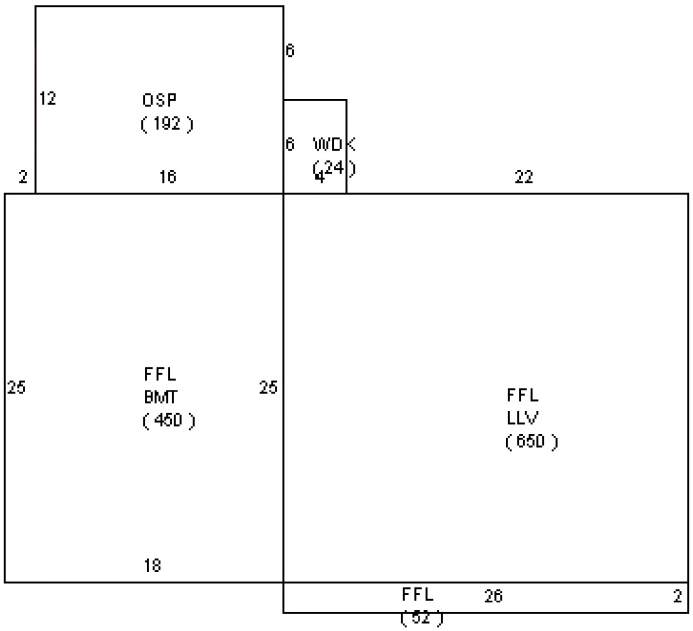
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	134.65
Special Features:	0	Val/Su Net:	109.12
Final Total:	269300	Val/Su SzAd	233.77

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,152	134.650	155,120
LLV	Lower Level	650	83.320	54,156
BMT	Basement	450	56.150	25,268
OSP	Screen Porch	192	27.530	5,286
WDK	Deck	24	15.960	383

Net Sketched Area:	2,468	Total:	240,212
Size Ad	1152	Gross Area	2468	FinArea	1747
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	
LLV	100	FLA	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

184.0-0007-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	